

O.I.R.O £210,000

24 Madden Close

Alverstoke, Gosport, PO12 2PT

PROPERTY SUMMARY

A two-bedroom maisonette situated in a sought-after location, offering a fantastic opportunity for buyers looking to add their own stamp. This light and airy home benefits from well-proportioned accommodation throughout, making it an excellent choice for first-time buyers, investors, or those looking to downsize. The property features a fitted kitchen with ample storage and workspace, along with a bright and inviting living area that provides a welcoming space to relax or entertain. Two good-sized bedrooms and a well-appointed bathroom complete the internal layout. Externally, the maisonette boasts an enclosed garden, ideal for outdoor dining or enjoying some fresh air in a private setting. Further benefits include off-road parking and a garage, providing valuable storage and secure parking options. A fantastic opportunity to acquire a charming home in a desirable area, early viewing is highly recommended.





ENTRANCE PORCH

FIRST FLOOR LANDING

LOUNGE/DINER 14' 6" x 11' 11" (4.43m x 3.65m)

KITCHEN 8' 9" x 8' 5" (2.67m x 2.59m)

BEDROOM ONE 12' 0" x 10' 9" (3.67m x 3.30m)

BEDROOM TWO 12' 9" x 11' 5" (3.91m x 3.50m)

BATHROOM

OUTSIDE

REAR ENCLOSED GARDEN

DRIVEWAY

GARAGE

AGENTS NOTES

Tenure- Leasehold

Length of lease – 123 yrs remaining

Peppercorn rent £8.50 per annum

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Heringa 12/2018

LOCAL AUTHORITY

Gosport Borough Council

TENURE

Leasehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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